



COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chair
Hedy L. Chang, Vice-Chair
Larry Carr, Agency
Greg Sellers, Agency Member
Steve Tate, Agency Member

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Hedy Chang, Mayor Pro Tempore
Larry Carr, Council Member
Greg Sellers, Council Member
Steve Tate, Council Member

WEDNESDAY, AUGUST 27, 2003

AGENDA

JOINT MEETING

REDEVELOPMENT AGENCY REGULAR AND SPECIAL MEETING

and

CITY COUNCIL SPECIAL MEETING

5:00 P.M.

***A Special Redevelopment Agency and Special City Council Meeting
Is Called at 5:00 P.M. for the Purpose of Conducting a Workshop
and Closed Sessions.***

Dennis Kennedy, Mayor

CALL TO ORDER

(Vice-Chairperson/Vice-Mayor Chang)

ROLL CALL ATTENDANCE

(Agency Secretary/City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/City Clerk Torrez)

5:00 P.M.

Redevelopment Agency Action

WORKSHOP:

	Time Estimate		Page
1.	60 Minutes	<u>ART IN PUBLIC PLACES</u> <u>Recommended Action(s): Provide Direction</u> on the Development of an Art in Public Places Policy.	1

6:00 P.M.

Redevelopment Agency Action and City Council Action

CLOSED SESSION:

1.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant Exposure/Initiation of Litigation

Authority: Government Code Sections 54956.9(b) & (c)

Number of Potential Cases: 2

2.

EXISTING LITIGATION:

Legal Authority: Pursuant to Government Code 54956.9(a)

Case Title: Kennedy et al. v. Davis et al.

Case Name/No.: Santa Clara County Superior Court Case No. CV 803679

Attendees: City Manager, City Attorney, Special Counsel Matt Jacobs

3.

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code 54957

Public Employee Performance Evaluation: City Attorney

Attendees: City Council, City Attorney

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION

RECONVENE

CLOSED SESSION ANNOUNCEMENT

7:00 P.M.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

Myths and Facts re: Affordable Housing
Housing Action Coalition - Tracey Chew and Beverly Bryant

Spanish Speaking Teens as Resources (STARS) Program
Brittany Bach, Brandon Bach, Nick Singh, and Jonathan O'Mahen

CITY COUNCIL SUBCOMMITTEE REPORTS

OTHER REPORTS

PUBLIC COMMENT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE CITY
CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY
COUNCIL/REDEVELOPMENT AGENCY.**

Redevelopment Agency Action

CONSENT CALENDAR:

ITEMS 2-3 The Consent Calendar may be acted upon with one motion, a second and the vote, by each respective Agency. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time Estimate

Page

Consent Calendar: 1 - 10 Minutes

- | | |
|----|---|
| 2. | <u>JULY 2003 FINANCE & INVESTMENT REPORT</u> 25
<u>Recommended Action(s):</u> <u>Accept</u> and <u>File</u> Report. |
| 3. | <u>CHAMBER OF COMMERCE AGREEMENT</u> 35
<u>Recommended Action(s):</u> <u>Authorize</u> the Executive Director to Prepare and Execute an Agreement, in an Amount Not to Exceed \$125,000, with the Morgan Hill Chamber of Commerce to Implement Their Community Development Marketing Plan. |

City Council Action

CONSENT CALENDAR:

ITEMS 4-7

	Time Estimate		Page
	Consent Calendar: 1 - 10 Minutes		
4.		<u>AMENDMENT TO AGREEMENT WITH THE LAW FIRM OF HATCH & PARENT</u>	51
		<u>Recommended Action(s):</u> <u>Authorize</u> the City Manager to Execute an Amendment to Agreement with the Law Firm of Hatch & Parent.	
5.		<u>APPROVAL TO JOIN SANTA CLARA COUNTY COLLABORATIVE INTEGRATED PEST MANAGEMENT (IPM) PROGRAM</u>	61
		<u>Recommended Action(s):</u>	
		1. <u>Receive</u> Report; and	
		2. <u>Approve</u> Staff Recommendation to Join Santa Clara County's Collaborative IPM Program for Education and Training.	
6.		<u>FINAL MAP ACCEPTANCE FOR CAPRIANO PHASE V (TRACT 9525)</u>	87
		<u>Recommended Action(s):</u> <u>Approve</u> and <u>Authorize</u> Recordation of the Final Map.	
7.		<u>APPROVAL OF RIGHT OF WAY PURCHASE AGREEMENT FOR TENNANT AVENUE WIDENING PROJECT (APN: 817-04-007)</u>	91
		<u>Recommended Action(s):</u>	
		1. <u>Approve</u> Purchase; and	
		2. <u>Authorize</u> City Manager to Execute Purchase Agreement with the Owner of APN 817-04-007 for the Acquisition of This Property, Subject to Approval as to Form by City Attorney, for a Total Compensation of \$47,741 Plus Escrow and Closing Costs.	

City Council Action

OTHER BUSINESS:

	Time Estimate		Page
8.	10 Minutes	<u>JUNE 2003 FINAL FINANCE AND INVESTMENT REPORT</u>	97
		<u>Recommended Action(s):</u> <u>Accept</u> and <u>File</u> Report.	
9.	15 Minutes	<u>PRESENTATION OF SOUTH COUNTY REGIONAL WASTEWATER AUTHORITY (SCRWA) CAPACITY EXPANSION NEEDS</u>	121
		<u>Recommended Action(s):</u> <u>Information</u> only.	
10.	15 Minutes	<u>CONVERSION OF RESIDENTIAL UNITS FOR COMMERCIAL USES IN THE DOWNTOWN AREA</u>	127
		<u>Recommended Action(s):</u>	
		1. <u>Direct</u> Staff to Revise the Municipal Code as Recommended by the Council's Economic Development Subcommittee Regarding the Conversion of Residential Units for Commercial Uses in Downtown; and	
		2. <u>Bring</u> Such Revisions to the Council for Consideration at their Meeting in September 2003.	

Redevelopment Agency and City Council Action

OTHER BUSINESS:

	Time Estimate		Page
11.	10 Minutes	<u>AFFORDABLE HOUSING STRATEGY</u> <u>Recommended Action(s): Adopt</u> the Affordable Housing Strategy.	133

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT